ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 19/00513/FUL

Name and address for correspondence:	Applicant name:
Miraj Architectural Design Ltd Unit 4B 153 Great Ducie Street Manchester M3 1FB	Mr Mohammed Atiq

Part I - Particulars of Application

Date of Application: 3 May 2019

Proposal:	**Erection of single storey detached building to form 3 storage units for building materials and re-instatement of boundary wall - Resubmission of 18/00920/FUL**
Location:	**72/ 72A Whitworth Road, Rochdale, OL12 0EZ**

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2 This permission relates to the following plans:-

- Site Location Plan 1:1250
- Proposed covered storage units to rear - Drawing No. BUILDING/26158192-B, received 18/07/2019
- Existing and proposed plans, elevations and block plans - Drawing No. BUILDING/26158192-A, received 18/07/2019

and the development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 Notwithstanding any description of materials in the application no works shall take place above ground level until samples and / or full specifications of materials to be used externally on the building, walling and the proposed surfacing treatment have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details before the storage units are first brought into use.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Information regarding the materials is required by the Local Planning Authority before any works are carried out, to ensure the development is visually acceptable.

4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 or any equivalent Orders following the amendment, revocation and re-enactment thereof, the units hereby approved shall only be used for storage within use class B8, and for no other purpose.

Reason: In order to safeguard the amenities of occupiers of surrounding properties, and in compliance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 The storage units hereby permitted shall not be used outside the following times: 09:00 hours to 18:30 hours Monday to Saturday and 9:00 hours to 17:00 hours on Sundays and Bank Holidays.

Reason: In the interests of residential amenity and in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 The storage units hereby approved shall not be brought into use until the boundary wall shown on the submitted plan 'Drawing No. BUILDING/26158192-B' received on 18/07/2019 has been fully erected. The boundary wall shall thereafter be retained at all times.

Reason: In the interest of visual amenity and highways safety in accordance with policies DM1, P3 and T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

7 No goods, materials, waste products or containers shall be stored on land outside the storage units.

Reason: In the interest of visual amenity in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 19 July 2019



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Signed on behalf of the Council

IMPORTANT
PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:
The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:
The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:
The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.